

Applicant request a Special Exception under Section 2.16.050 J (Driveway over a Carport) in an R-4 (Residential) zone.

This would allow the construction of an 18'6" by 22'6" carport which is proposed to be located to within 2 feet of the front property line.

The required front and rear yard cumulative setback total is 45 feet in the R-4 zone district.

BACKGROUND

The owner is requesting to build a carport over an existing curved driveway in the front yard. There is no utility easement at the front property line. The carport will match the house in materials and design and the roof will rise no higher than the roof of the house. Building Permits & Inspection has provided written approval of the structural drawings.

CALCULATIONS

Permitted carport area = 425 sq. ft. (2,126 sq. ft. first floor area under roof ÷ 5)

Requested area of carport = 416 sq. ft. (18.5' x 22.5')

Required front and rear yard setback total = 45'

Requested front yard setback = 43.83'

STAFF RECOMMENDATION

Staff recommendation is for approval of the request as it meets the requirements of the Special Exception J.

The Zoning Board of Adjustment is empowered under Section 2.16.050 J to:

Permit the encroachment into the required front yard setback for a lot in a residential (R) district beyond other allowed modifications for a carport covering a driveway; provided, however, that:

1. The residence has been in existence with a valid certificate of occupancy for one continuous year; and,
2. The zoning board of adjustment has received the written approval of the structural design from the building permits and inspection division of the development services department; and,
3. The carport shall be constructed of the same material, architectural design, and color scheme as the residential structure, open on three sides, and attached to the main structure; and,
4. The area of the carport shall not exceed one-fifth of the first-floor area of the dwelling, nor shall the carport rise above the highest point of the roof of the dwelling; and,
5. Elevation drawings of the proposed structure shall be submitted; and,
6. For a duplex, the total of all extensions granted shall not exceed one-third the average width of the site, and the total of all extensions for either unit of the duplex shall not exceed two-thirds of the average width of that unit; and,
7. Unless otherwise provided in this chapter, all remaining areas of the required front yard shall be permanent open space; and,
8. There is no other reasonable alternative to provide a carport in the front yard of the subject property without exceeding the encroachments allowed in Title 20 of this code; and,
9. The extension shall not permit the creation of an additional dwelling unit for rental purposes nor shall it constitute an extension of the living area of the dwelling.



SCALE: 3/32" = 1'-0"

STOP!
CALL BEFORE YOU DIG
TEXAS ONE CALL SYSTEM
1-800-245-4545
(@ least 48 hours prior to digging)

SITE PROJECT SUMMARY:

RESIDENTIAL
DEVELOPMENT SERVICES DEPARTMENT
PERMITS & INSPECTION DIVISION

IRC CODE: _____ INTERNATIONAL RESIDENTIAL BUILDING CODE 2000 _____

GROSS LAND AREA: _____ DISTINGUISH DEVELOPMENT AREA: _____

_____ 100, 50, FT. OR 23 ACRES _____

BUILDING AREA (AREA OF CALCULATION): _____

CASE# _____ (USD ONLY) _____

_____ AREA, IN SQUARE FEET/ACRES, FEET/INCHES, INCHES, FRACTIONS _____

_____ DATASHEET APPLICATION _____

_____ IRC CODE: _____

CASE# _____ (CSD ONLY)		BUILDING AREA (AREA OF CALCULATION):	
NEW PROPERTY IDENTIFICATION NUMBER	330	AREA SQUARE FOOTAGE (REMOVAL)	N/A
CONTRACT APPRAISAL NUMBER	330	NEW SQUARE FOOTAGE	414.83 SQ. FT.
PRODUCT LOCATION ADDRESS:		COUNCIL CHAMBER	NONE
		EXISTING HOME:	2,128 SQ. FT.
		NEW ADDITION:	N/A
		TOTAL:	N/A
		GROSS SQUARE FOOTAGE (NEW & EXISTING)	HOME N/A
LEGAL DESCRIPTION:			
20' C&G W/TA P&ES 25'			
10' C&G W/TA P&ES 25'			
10' C&G W/TA P&ES 25'			

ARCHITECT/DESIGNER
MASTER PLAN DESIGNS
2314 MYRTLE AVENUE
D. PASO, TEXAS 79636
PHONE: 328-5578
E-MAIL ADDRESS: mpsdesign@aol.com

PHONE: 308-3578
FAX: 308-3578
E-MAIL ADDRESS: mpsdesign@aol.com

OWNER: _____

DESIGN AREA: _____

CODE REQUIREMENTS: _____
CONSTRUCTION TYPE- TYPE V B CONSTRUCTION
N/A
OCCUPANCY CLASSIFICATION: _____

BUILDING (SCOPE OF WORK) DESCRIPTION: RESIDENTIAL HOUSE

NEW ADDITION RENOVATION REPAIR REMODEL DEMOLITION OTHER OTHER

EVALUATION OF PROJECT: _____

ZONING: _____
R-4 SINGLE FAMILY DWELLING
TOTAL # OF STRUCTURES PROPOSED: _____
ONE STORY CARPORT
FLOOD ZONE VERIFIED: _____
YES NO ☒ ☐
(DEVELOPMENT DIVISION, 561-1970)

EXPEDITED PLAN REVIEW:

SIGNATURE OF CONTRACTOR OR AUTHORIZED AGENT

NOTICE: A. THIS PERMIT BECOMES NULL AND VOID IF WORK OR CONSTRUCTION AUTHORIZED IS NOT COMMENCED AND INSPECTIONS CALLED FOR AND OBTAINED WITHIN 6 MONTHS, OR IF CONSTRUCTION OR WORK IS SUSPENDED OR ABANDONED FOR A PERIOD OF 6 MONTHS AT ANY TIME.

B. SEPARATE PERMITS ARE REQUIRED FOR ELECTRICAL, MECHANICAL AND/OR PLUMBING.

AFFIDAVIT: I HEREBY CERTIFY THAT I HAVE READ AND EXAMINED THIS APPLICATION AND KNOW THE SAME TO BE TRUE AND CORRECT. ALL PROVISIONS OF LAWS AND ORDINANCES CONCERNING THIS TYPE OF WORK WILL BE COMPLIED WITH WHETHER SPECIFIED HEREIN OR NOT. THE GRANTING OF A PERMIT DOES NOT PRESUME TO GIVE AUTHORITY TO VIOLATE OR CANCEL THE PROVISIONS OF ANY OTHER FEDERAL, STATE OR LOCAL LAW REGULATING CONSTRUCTION OR THE PERFORMANCE OF CONSTRUCTION. I ALSO UNDERSTAND THAT I AM REQUIRED BY CITY ORDINANCE TO NOTIFY A TITAS "ONE CALL" SYSTEM BEFORE STARTING ANY EXCAVATION OR OTHER WORK.

SIGNATURE OF OWNER (IF OWNER IS CONTRACTOR)	DATE	SIGNATURE OF CONTRACTOR OR AUTHORIZED AGENT	DATE
TOL R (ARCHITECTURAL BARRIERS) 1-600-603-9202		CENTRAL APPRAISAL DISTRICT	1-615-710-2000
REQUIRED: TEXAS ONE CALL SYSTEM 1-800-344-3377 OR 1-800-DIG-TESS http://www.dia.state.tx.us/dev/development_services/			

PLAN REVIEW 915.541.4788 MUST BE COMPLETELY FILLED OUT CONTRACTOR INFORMATION 915.541.4566

NEW CATEGORY: 2004

Oscar Amaya

2007 Customer Rating

CURRENT TRENDS

**STY
WORLD**

PERMIT APPLICATION

MASTER PLAN

THE

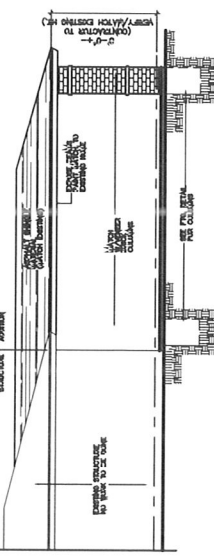
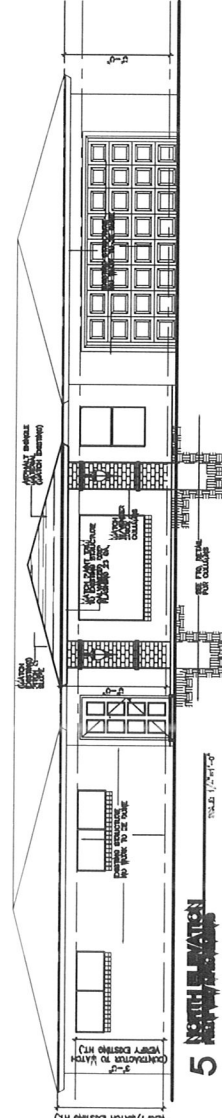
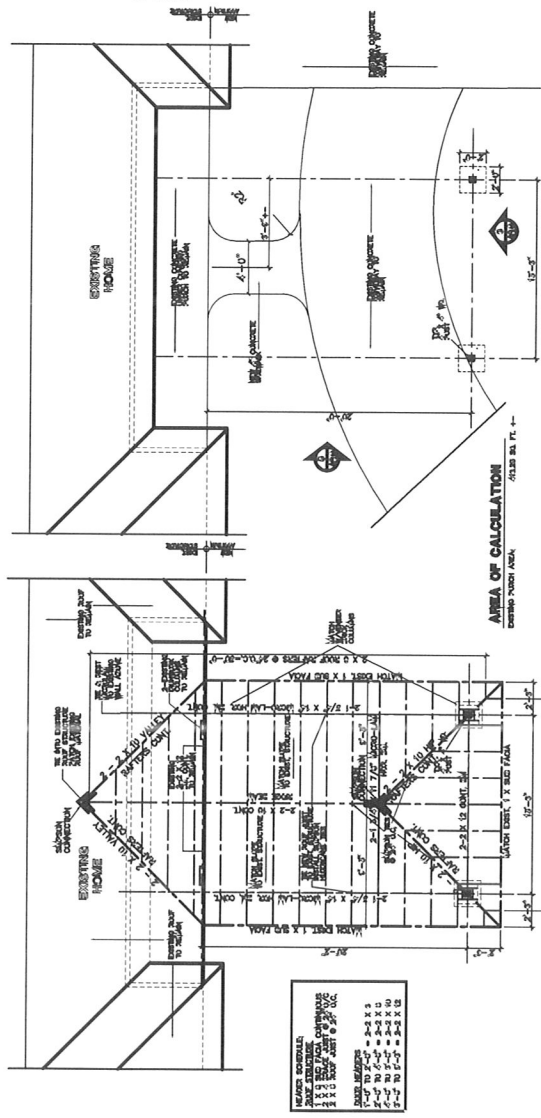
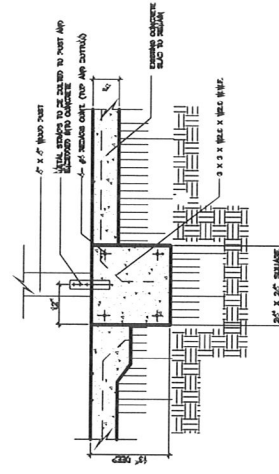
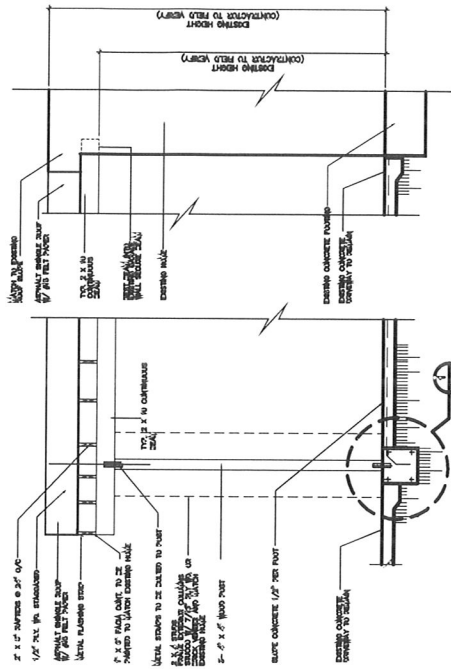
1-800-368-2777 • 1-800-368-2777 • 1-800-368-2777

From _____
To _____

10/10/19

A-19

1.



NEW CARPORT FOR.

**Always
Do It Right**

3325 Commos Drive El Paso, TX

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WALL, SECTION/EXTERIOR ELL
FLOOR PLAN

MASTER PLAN

Dedicated to Outstanding Customer Service for a Better Community

S E R V I C E S O L U T I O N S S U C C E S S



**CITY DEVELOPMENT DEPARTMENT
Building Permits & Inspections Division**

MEMORANDUM

TO: Zoning Board of Adjustment Staff

FROM: Juan Estala, Chief Building Plans Examiner, Building Permits and inspections Division

SUBJECT: Review CARPORT CASE FOR January 14, 2013 ZBA MEETING

DATE: January 9, 2013

I have reviewed the plans for ZBA case PZBA12-00041 located at 5798 Dalhart Drive. The applicant is requesting a Special Exception J under Title 2.16.050 for a carport over the driveway.

The carport's structural design has been reviewed and has been found to be acceptable.

This letter is written pursuant to Title 2.16.050 J 2. "...zoning board of adjustment has received the written approval of the structural design from the building official."

Mayor
John F. Cook

City Council

District 1
Ann Morgan Lilly

District 2
Susie Byrd

District 3
Emma Acosta

District 4
Carl L. Robinson

District 5
Dr. Michiel R. Noe

District 6
Eddie Holguin Jr.

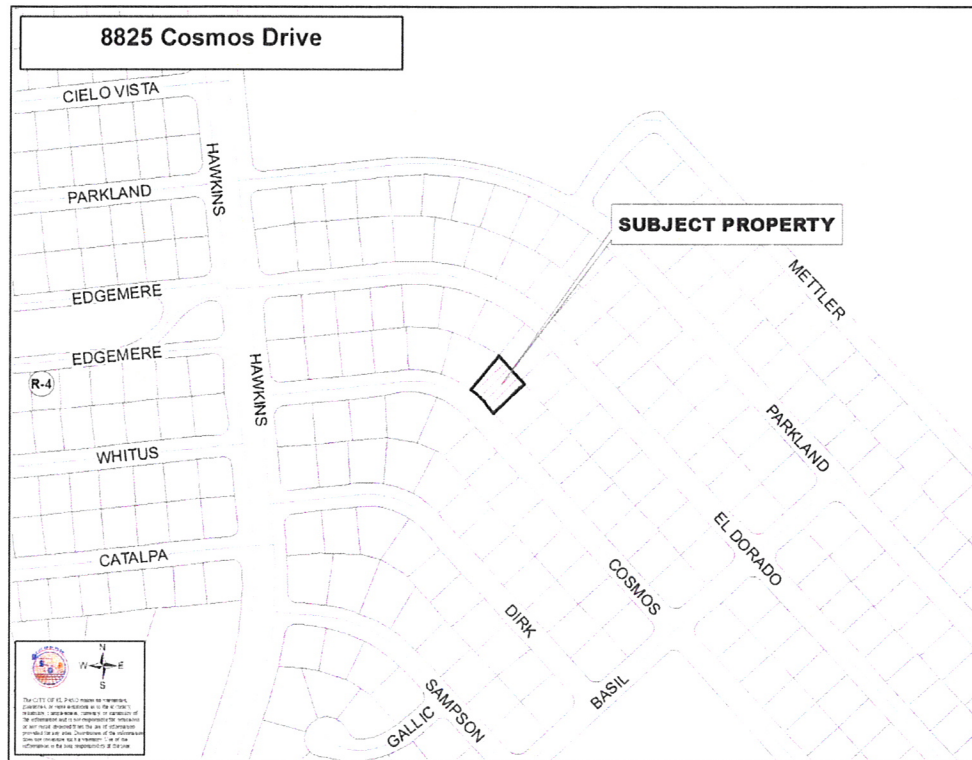
District 7
Steve Ortega

District 8
Cortney Carlisle Niland

City Manager
Joyce A. Wilson



ZONING MAP



NOTIFICATION MAP

